

LOCUS - AERIAL

SCALE: 1"=200'

PROJECT ZONING INFORMATION

CRITERIA REQUIRED **EXISTING** ZONING DISTRICT MG - 2.0MG - 2.036,033 SQ.FT. MINIMUM LOT AREA N/A FRONTAGE N/A 244.59 FT. (JACKSON) FRONT SETBACK 7.5 FT. (CORNER LOT) 0 FT. (JACKSON) SIDE SETBACK N/A O FT. (BEACON) REAR SETBACK 15 FT. 16.4 FT. IMPERVIOUS COVERAGE (% OF LOT) N/A 98% (98% PROPOSED)

ZONING DISTRICT SOURCE: THE ABOVE INFORMATION WAS OBTAINED FROM THE CITY OF WORCESTER ZONING ORDINANCE ORDAINED IN CITY COUNCIL APRIL 2, 1991, AMENDED APRIL 28, 2020.

LEGEND — D — DRAIN — s — SEWER --- w --- WATER ----OHE---- OVERHEAD UTILITY —GAS or G— UNDERGROUND GAS HANDICAP PARKING STALL LIGHT TREE, TRUNK DIAM., DECIDUOUS (DEC.) OR CONIFEROUS (CON.) 24" DEC. COMBINED SEWER MANHOLE (CMH) DRAIN MANHOLE (DMH) CATCH BASIN (CB) GAS VALVE WATER VALVE \bowtie **%** HYDRANT UTILITY POLE SIGN TREELINE EDGE OF PAVEMENT GRANITE CONCRETE BITUMINOUS

FINISHED FLOOR ELEVATION

LIGHT FIXTURE

GENERAL NOTES

PARCEL DATA:

SOURCE: GOOGLE EARTH

AREA: 36,033 SQ.FT. (0.83 AC.) (TOTAL AREA OF #36 & 40 JACKSON ST. PARCELS)

NOTES:

- 1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
- 2) LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 811. THE CITY OF WORCESTER DPW SHALL ALSO BE CONTACTED FOR UTILITY MARKOUTS.
- 3) PROPERTY LINES, TOPOGRAPHIC FEATURES, AND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON AN INSTRUMENT SURVEY PERFORMED BY B&R SURVEYORS AS SHOWN ON A PLAN DATED JULY 31, 2020.
- 4) PARKING SCHEDULE CALCULATIONS ARE BASED ON EXISTING FLOOR AREAS PROVIDED BY THE PROPERTY OWNER AND PROPOSED AREAS AS SHOWN ON THE FLOOR PLAN PREPARED BY CAVENEY ARCHITECTURAL COLLABORATIVE, DATED 9/1/20.. COMMON AREAS, UTILITY, STAIRWAYS ETC. ARE EXCLUDED.
- 5) SNOW SHALL BE STORED WHERE SHOWN ON THE PLAN. SNOW SHALL NOT BE PLACED TO INHIBIT PEDESTRIAN OR VEHICULAR ACCESS OR SIGHT LINES AND EXCESS SNOW SHALL BE HAULED OFF-SITE AS NECESSARY.
- 6) PAVEMENT MARKING SHALL FOLLOW MUTCD STANDARDS USING WHITE MASSDOT M7.01.10 SPEC. FAST-DRYING TRAFFIC PAINT. PARKING SPACES LINES SHALL BE 4" WIDTH.

REFERENCES:

ASSESSORS REFERENCE: 03-002-12+13 (#40 JACKSON ST. 03-002-08+11 (#36 JACKSON ST.)

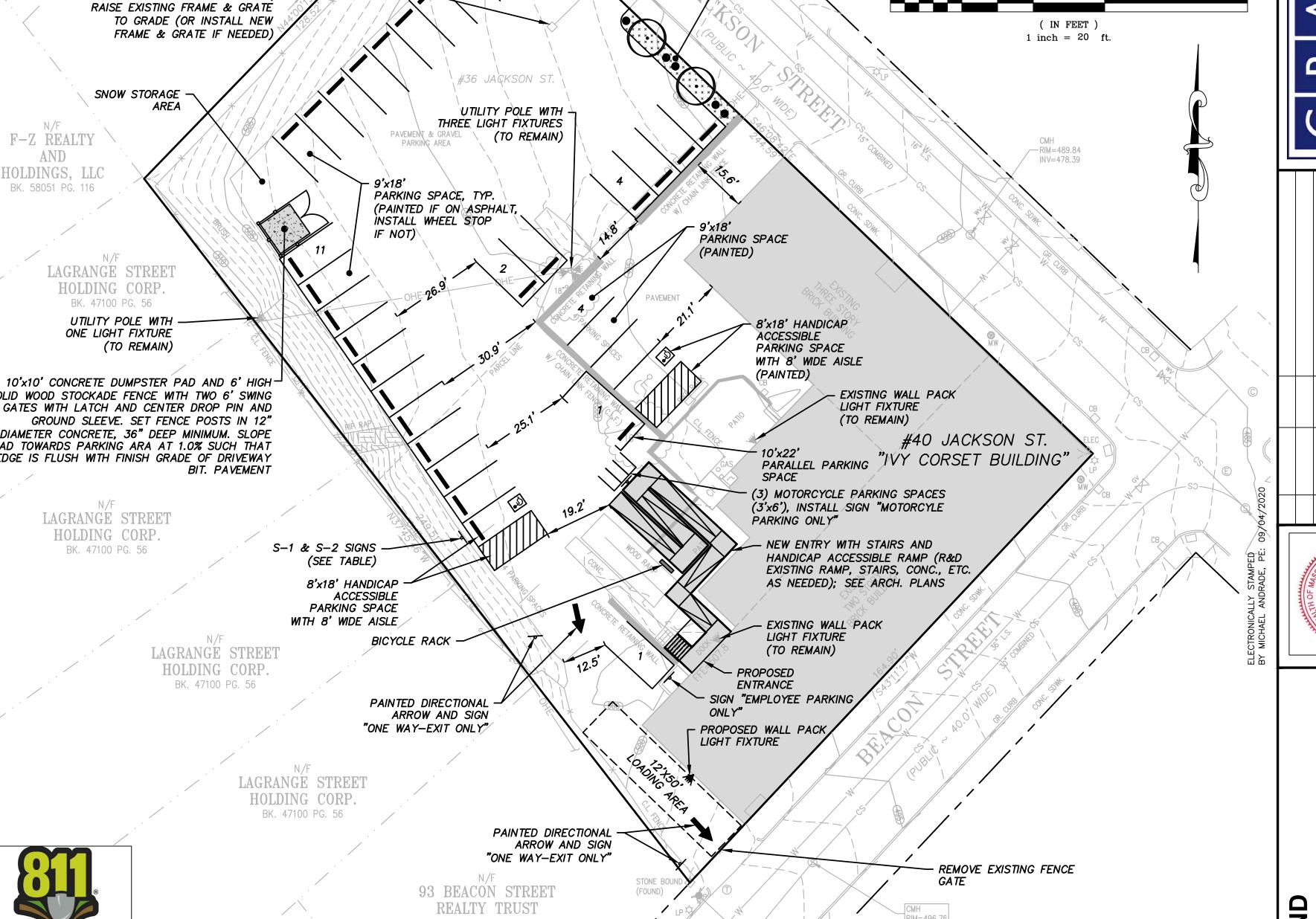
PARKING SCHEDULE					
	RETAIL/OFFICE USE (1 SPACE/300 SQ.FT.)	RETAIL STORAGE (1 SPACE/750 SQ.FT.)	SPACES REQUIRED		
1ST FLOOR	5,800 SQ.FT. (EXISTING)	0 SQ.FT.	20		
2ND FLOOR	2,400 SQ.FT. (EXISTING) 1,165 SQ.FT. (PROPOSED) 3,565 SQ.FT. TOTAL	806 SQ.FT. (PROPOSED)	14		
3RD FLOOR	2,600 SQ.FT. (EXISTING)	0 SQ.FT.	9		
TOTAL PARKING REQUIRED			43 SPACES		
TOTAL PARKING PROVIDED			33 SPACES		
PARKING SHORTFALL			10 SPACES (23.3%)		

	SIGNAGE KEY							
GEI ID FEI		SIGN SIZE		CION LAVOUT	QUANTITY			
	FEDERAL ID	WIDTH	HEIGHT	SIGN LAYOUT	QOANTITI			
S-1	R7-8	12"	18"	RESERVED PARKING	1			
S-2	R7-8a	12"	6"	VAN ACCESSIBLE	1			

1. MOUNT SIGN 5 ABOVE FINISH GRADE (MEASURED TO BOTTOM OF THE RESERVED PARKING SIGN) ON A HEAVY-DUTY BLACK ENAMEL U-CHANNEL POST WITH PRE-DRILLED 3/8" HOLES AT 1" O.C., WITH TWO 5/16" x 2" LG. S.S. BOLTS, LOCK WASHERS AND PLASTIC

2. SET POST IN CONCRETE BASE, 10" DIAMETER, 30" DEEP MINIMUM, SET CONCRETE 6" BELOW FINISH GRADE.

IF NOT) PARKING SPACE (PAINTED) LAGRANGE STREET HOLDING CORP. BK. 47100 PG. 56 UTILITY POLE WITH 8'x18' HANDICAP ONE LIGHT FIXTURE ACCESSIBLE (TO REMAIN) PARKING SPACE WITH 8' WIDE AISLE (PAINTED) 10'x10' CONCRETE DUMPSTER PAD AND 6' HIGH-SOLID WOOD STOCKADE FENCE WITH TWO 6' SWING EXISTING WALL PACK LIGHT FIXTURE GATES WITH LATCH AND CENTER DROP PIN AND (TO REMAIN) GROUND SLEEVE. SET FENCE POSTS IN 12" DIAMETER CONCRETE, 36" DEEP MINIMUM. SLOPE #40 JACKSON ST. PAD TOWARDS PARKING ARA AT 1.0% SUCH THAT PARALLEL PARKING "WY CORSET BUILDING" EDGE IS FLUSH WITH FINISH GRADE OF DRIVEWAY BIT. PAVEMENT (3) MOTORCYCLE PARKING SPACES (3'x6'). INSTALL SIGN "MOTORCYLE LAGRANGE STREET PARKING ONLY" HOLDING CORP. NEW ENTRY WITH STAIRS AND S-1 & S-2 SIGNS -BK. 47100 PG. 56 HANDICAP ACCESSIBLE RAMP (R&D (SEE TABLE) EXISTING RAMP, STAIRS, CONC., ETC. AS NEEDED); SEE ARCH. PLANS 8'x18' HANDICAP **ACCESSIBLE** PARKING SPACE WITH 8' WIDE AISLE EXISTING WALL PACK LIGHT FIXTURE BICYCLE RACK (TO REMAIN) LAGRANGE STREET HOLDING CORP. BK. 47100 PG. 56 **ENTRANCE** - SIGN "EMPLOYEE PARKING] PAINTED DIRECTIONAL . ARROW AND SIGN "ONE WAY-EXIT ONLY" PROPOSED WALL PACK LIGHT FIXTURE LAGRANGE STREET HOLDING CORP. BK. 47100 PG. 56 PAINTED DIRECTIONAL ARROW AND SIGN "ONE WAY-EXIT ONLY" REMOVE EXISTING FENCE GATE STONE BOUL 93 BEACON STREET (FOUND) REALTY TRUST BK. 12072 PG. 114 Know what's **below. Call** before you dig. -DIMENSIONS PER PLANS -MIN. CONCRETE PAD TOOLED CONSTRUCTION AS-NECESSARY SUCH THAT THERE W/ HEAVY BROOM ARE NO SECTIONS LARGER FINISH #4 REBAR @ 12" ¬ THAN 8'X8' WITHOUT A JOINT | O.C.E.W. W/ 3" COVER ∠1" RADIUS ON ALL OUTSIDE EDGES 3/4" DIAM. (TYP.) -COMPACTED 12" MIN. MASSDOT M2.01.7-SUBGRADE DENSE-GRADED CRUSHED STONE (COMPACTED TO 95% MODIFIED



WHEEL STOP, TYP.

(AS REQUIRED, SEE NOTE)

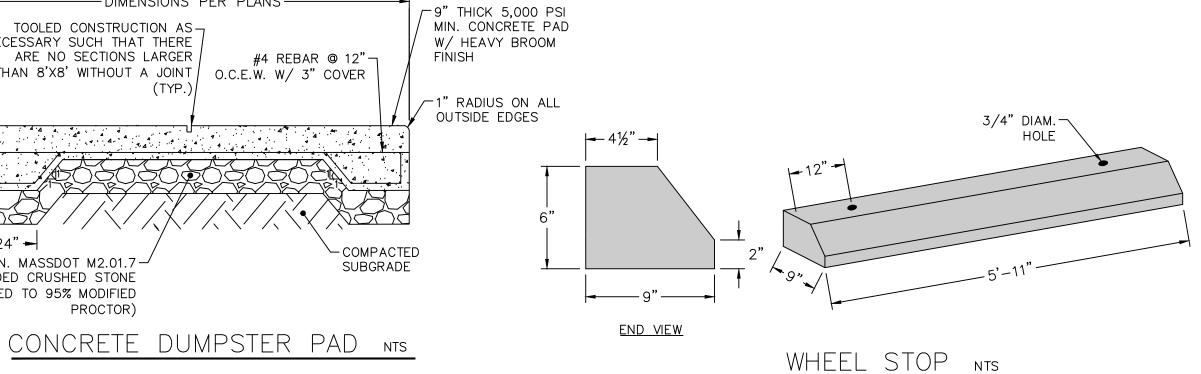
MORE BRICKS REALTY

BK. 46029 PG. 289

APPROX. LOCATION OF BURIED -

CATCH BASIN (PER LAND OWNER); RESTORE FUNCTION BY LOCATING,

CLEAN STRUCTURE AND PIPING,



5' WIDE LANDSCAPED PARKING BUFFER; INSTALL THREE (3) SHADE TREES (ASIAN LONGHORN BEETLE AND EMERALD ASH

BORER RESISTANT SPECIES) WITH 5' DIAMETER MULCHED BED.

SET A MINIMUM OF 7 TOTÁL PLANTERS WITHIN THESE AREA AS SHOWN TO CONTAIN PERENNIAL SHRUBS AND/OR FLOWERS

(SIZE OF PLANTERS AS REQUIRED BY SELECTED LANDSCAPING).

PARKING BUFFERS MUST NOT BE CURBED, PLANTED, MULCHED

GRAPHIC SCALE

(OTHER THAN AROUND THE TREES) OR RAISED TO MAINTAIN

EXISTING DRAINAGE PATTERNS TO JACKSON STREET.

1. WHEEL STOPS SHALL BE CONSTRUCTED OF 4,000 PSI CONCRETE (28 DAYS) AND SECURED TO THE GROUND WITH STEEL PINS. 2. RUBBER OR OTHER MATERIAL WHEEL STOPS MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER.

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SHEET 1 OF 1